132.0	0002	0010.A	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,401,100 / 1,401,100
					USE VALUE: 1,401,100 / 1,401,100
					ASSESSED: 1,401,100 / 1,401,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
77		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MATTISON RYAN & CLAUDIA
Owner 2:	
Owner 3:	
Street 1:	77 GRAY STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GASCOIGNE JAMES W/JANET B -
Owner 2:	-
Street 1:	77 GRAY STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 14,466 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2004, having primarily Wood Shingle Exterior and 2806 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	14466.000	631,500	1,000	768,600	1,401,100
Total Card	0.332	631,500	1,000	768,600	1,401,100
Total Parcel	0.332	631,500	1,000	768,600	1,401,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 499.32 | /Parcel: 499.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	84919
GIS Ref	
GIS Ref	
Insp Date	11/17/08

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 132.0-0002-0010.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	631,000	1000	14,466.	768,600	1,400,600	1,400,600	Year End Roll	12/18/2019
2019	101	FV	487,100	1100	14,466.	811,300	1,299,500	1,299,500	Year End Roll	1/3/2019
2018	101	FV	487,100	1100	14,466.	597,800	1,086,000	1,086,000	Year End Roll	12/20/2017
2017	101	FV	487,100	1100	14,466.	572,200	1,060,400	1,060,400	Year End Roll	1/3/2017
2016	101	FV	487,100	1100	14,466.	529,500	1,017,700	1,017,700	Year End	1/4/2016
2015	101	FV	482,300	1100	14,466.	444,100	927,500	927,500	Year End Roll	12/11/2014
2014	101	FV	482,300	1100	14,466.	433,800	917,200	917,200	Year End Roll	12/16/2013
2013	101	FV	482,300	1100	14,466.	413,300	896,700	896,700		12/13/2012

!10302!

PRINT

Date	Time
12/11/20	00:37:35

LAST REV

Date	Time
03/20/20	08:42:40
danam	
10302	

USER DEFINED

Prior Id # 1:	84919
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GASCOIGNE JAMES	73685-193	1	11/20/2019		1,527,500	No	No		
AMPOLO MARY L T	40582-32		8/22/2003		400,000	No	No		
	14200-168		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/8/2020	42	Heat App	25,000	C				
7/22/2004	645	New Buil	300,000	C		G6	GR FY06	BUILD NEW HOME

ACTIVITY INFORMATION

Date	Result	By	Name
1/23/2020	SQ Mailed	JO	Jenny O
11/17/2008	Meas/Inspect	345	PATRIOT
1/14/2005	Fieldrev-Chg	BR	B Rossignol
8/30/2004	Inspected	BR	B Rossignol
8/24/2004	Permit Visit	BR	B Rossignol
11/2/1999	Vacant Lot	263	PATRIOT
1/1/1919			

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		14466		Sq. Ft.	Site		0	90.	0.59	10									768,587						768,600	

Total AC/HA:	0.33209	Total SF/SM:	14466	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	768,587	Spl Credit		Total:	768,600				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	LGHT GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2004	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	3	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	5.5	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	5.5	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.09604919
Const Adj.:	1.04989493
Adj $ / SQ:	143.842
Other Features:	140000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	668232
Depreciation:	36753
Depreciated Total:	631479

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

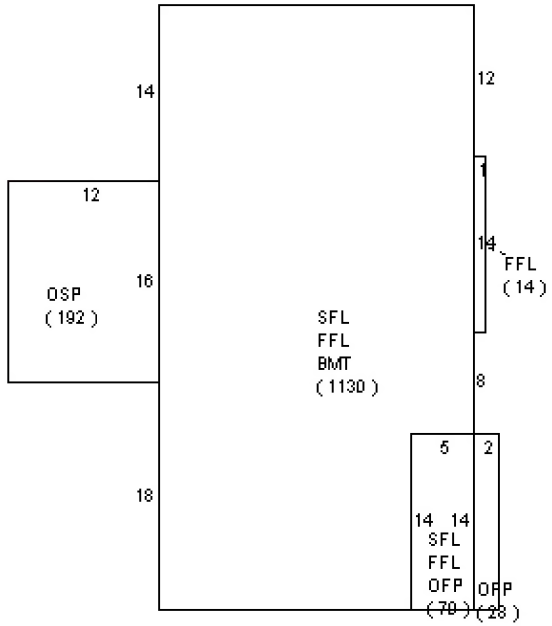
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	174.05
Special Features:	0	Val/Su Net:	167.33
Final Total:	631500	Val/Su SzAd	268.27

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,214	143.840	174,624
SFL	Second Floor	1,140	143.840	163,980
BMT	Basement	1,130	57.220	64,659
OSP	Screen Porch	192	28.980	5,564
OFP	Open Porch	98	35.000	3,430

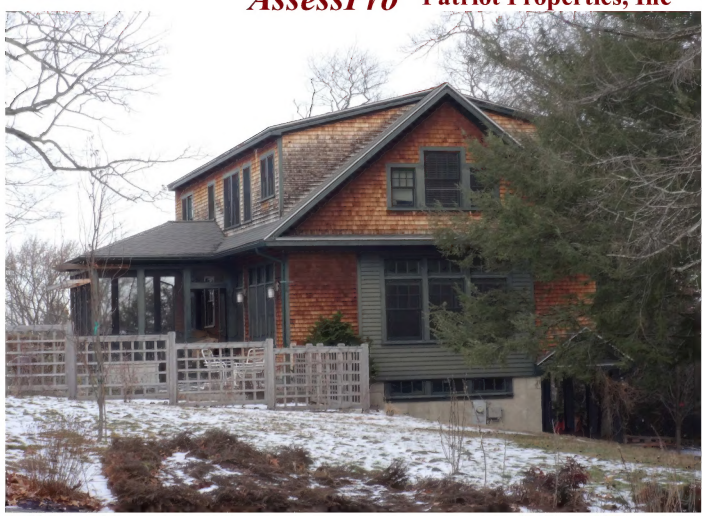
Net Sketched Area:	3,774			Total:	412,257
Size Ad	2354	Gross Are	3834	FinArea	2806

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	G	
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

132.0-0002-0010.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	256	G	AV	2004	4.64	T	12	101			1,000			1,000

More:	N	Total Yard Items:	1,000	Total Special Featues:		Total:	1,000